

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>01-209</u>	<u>GREATER NEW BETHEL BAPTIST CHURCH, INC.</u>
<u>02-310</u>	<u>NICHOLAS & GLADYS PASCUAL</u>
<u>03-001</u>	<u>CARYLON L. WALLACE</u>
<u>03-023</u>	<u>DAVID M. & MARILYN ZINN</u>
<u>03-236</u>	<u>MIAMI GARDENS SQUARE, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM CZAB#4 ON 5/12/03 TO THIS DATE:

HEARING NO. 03-5-CZ4-1 (02-310)

32-51-41

CMG

APPLICANTS: NICHOLAS & GLADYS PASCUAL

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a bedroom addition setback 8.5' (25' required) from the rear (south) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a lot coverage of 46.86%. (35% permitted).
- (3) NON-USE VARIANCE OF ZONING REGULATIONS to permit an existing addition setback varying from 2.7' to 3.5' (7.5' required) from the interior side (west) property line.
- (4) NON-USE VARIANCE OF ZONING REGULATIONS to permit a metal canopy carport addition to setback 1' (2' required) from the interior side (east) property line.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS to permit 2 metal canopy carports (1 permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As Built Legalization for Mr. & Mrs. Nicholas Pascual," as prepared by Rubin J. Pujol, dated 10/26/02 and consisting of 6 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 49, SECOND ADDITION TO CAROL CITY GARDENS, Plat book 68, Page 95.

LOCATION: 4432 N.W. 204 Street, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 75' X 100'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: GREATER NEW BETHEL BAPTIST CHURCH, INC.

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-102-85, passed and adopted by the Zoning Appeals Board and further modified by Resolution 5-ZAB-126-95, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Greater New Bethel Baptist Church, as prepared by Judson and Partners, and dated received March 1, 1995, consisting of three sheets.'"

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'New Bethel Baptist Family Life Facility,' as prepared by Civil-Cadd Engineering and dated received February 14, 2001 and August 10, 2001 and consisting of 15 pages."

- (2) MODIFICATION of Condition #6 of Resolution 4-ZAB-102-85, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "6. That the use be restricted to a maximum of 150 children."

TO: "6. That the use be restricted to a maximum of 327 children."

The purpose of the requests is to permit the applicant to submit plans showing a new day care building, a new recreation area and to allow additional children.

- (3) NON-USE VARIANCE OF ZONING REGULATIONS requiring parking spaces and drives to be spaced 25' from a right-of-way; to waive same to permit a drive within 25' of N.W. 22nd Avenue.

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing), and under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Lots 2, 3, 6 and 20 through 25, less the west 15' of Lots 20 through 25, Block 16, SUNNY ISLES INLAND, Plat book 44, Page 69.

LOCATION: 17025 N.W. 22 Avenue, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 6.08 net acres

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-12-CMG-2 (03-1)

16-52-41
CMG

APPLICANT: CARYLON L. WALLACE

Applicant is requesting approval to permit an accessory structure (utility shed) setback 3'11" from the interior side (east) property line. (The underlying zoning district regulation requires 7.5'.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mrs. Carylon Wallace," as prepared by C. Crawl, dated January 1, 2002 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 13, Block 15, 1ST ADDITION TO GOLDEN HIGHLAND ESTATES, Plat book 58, Page 34.

LOCATION: 2775 N.W. 163 Street, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 75' x 105'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-12-CMG-3 (03-23)

1-52-41
CMG

APPLICANTS: DAVID M. & MARILYN ZINN

BU-1A to BU-3

SUBJECT PROPERTY: Lots 1 & 12, Block 7 and the west ½ of a 20' alley, WESTON VILLAGE,
Plat book 48, Page 42.

LOCATION: 18975 N.W. 2 Avenue, City of Miami Gardens, Florida.

SIZE OF PROPERTY: 1± Acre

BU-1A (Business – Limited)

BU-3 (Business – Liberal)

HEARING NO. 03-236

12-52-41
CMG
Comm. Dist. 1

APPLICANT: MIAMI GARDENS SQUARE, INC.

IU-2 to IU-1

SUBJECT PROPERTY: Tract 3-G of MIAMI INDUSTRIAL DISTRICT, SECTION THREE, Plat book 66, Page 35, LESS AND EXCEPTING THEREFROM the south 202' thereof and LESS the north 198' of the south 400' of the west 357.2' thereof.

LOCATION: 18201 N.W. 2 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 14.26 Acres

IU-2 (Industry – Heavy)

IU-1 (Industry – Light)